

RESOLUTION  
OF  
THE BOSTON REDEVELOPMENT AUTHORITY

RE: Designation of Redeveloper for Re-use Parcel 7 in the  
South End Urban Renewal Area and Related Matters

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, the aforesaid Urban Renewal Plan designates Re-use Parcel 7 for institutional uses, and

WHEREAS, the Boston Redevelopment Authority and the Franklin Foundation, an educational institution organized under the Statutes of the Commonwealth of Massachusetts, are parties to a Cooperation Agreement, dated May 1, 1966, providing for sale of said Parcel 7 to the Franklin Foundation, subject to execution and delivery of a Disposition Agreement substantially in the form used by the Authority for such purposes, approval of a price for the land by the Federal Government, the Authority's approval of all site and building plans for the area, and certification by the Foundation to the Authority of eligible local Grant-in-Aid Credits under Section 112 of the Federal Housing Act,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:



1. The Franklin Foundation be and hereby is designated as developer for South End Re-use Parcel 7, subject to approval by the Authority of Final Plans and Specifications, publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of a land price by the Authority and HUD.

2. Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. It is hereby determined that the said Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Development Administrator is hereby authorized, for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement between the Authority as Seller, and the Franklin Foundation as Buyer, providing for conveyance by the Authority of Disposition Parcel 7 in the South End Urban Renewal Area for a consideration to be determined by the Authority, subject to Federal concurrence, following two independent re-use appraisals; that the Development Administrator is further authorized, subject to Authority approval of Final Building Plans and Specifications, and to submission of satisfactory evidence of financial commitments, to execute and deliver a deed conveying said property pursuant to such Agreement; and that the execution and delivery by the Development Administrator of such Agreement and deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the form, terms, and provisions thereof, are by the Development Administrator deemed proper and in the best interests of the Authority.

5. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(3) of the Housing Act of 1949, as amended.



MEMORANDUM

June 9, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: SOUTH END PROJECT (MASS. R-56)

DISPOSITION: FRANKLIN FOUNDATION - PARCEL 7

SUMMARY: BOARD ACTION REQUESTED:

DESIGNATE FRANKLIN FOUNDATION AS REDEVELOPER  
OF SOUTH END PARCEL 7; AUTHORIZE EXECUTION  
OF DISPOSITION AGREEMENT AND DELIVERY OF DEED;  
APPROVE PRELIMINARY PLANS.

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On May 1, 1966, pursuant to authorization voted by the Authority, a Cooperation Agreement was entered into between Boston Redevelopment Authority and Franklin Foundation. The Cooperation Agreement provides that the Authority will make available to Franklin Foundation, and its operating entity, Franklin Institute, Re-use Parcel 7 in the South End Project area, subject to approval of a price and of all site and building plans in accordance with the Authority's usual procedures.

At a meeting earlier this year the Board advanced the acquisition staging plan for the acquisition of the properties within Parcel 7, which front on Tremont Street opposite Castle Square. Relocation in connection with these properties and the properties on the Berkeley Street side of Parcel 7 is proceeding.

Franklin Institute has now submitted preliminary Schematic Design Drawings, which have been reviewed and approved by the Authority's Design Department.

The plans are for construction of a classroom-dormitory complex. The classroom building will contain about 63,000 square feet, providing for ten (10) classrooms, four (4) large lecture and laboratory rooms, a library floor, an instructional shop, an exercise gymnasium, and faculty and administrative offices. The dormitory building will contain about 80,000 sq. ft., providing 108 double rooms, a cafeteria, common rooms, meeting rooms, and an Infirmary. In addition, there will be a two-level underground parking garage for ninety (90) vehicles. The total estimated construction cost will be about \$5 million.

Construction is planned for the summer of 1969 or the spring of 1970. Preparation of the Working Plans and Specifications for this rather complicated development will require a year or more. Application for Federal assistance is being made by Franklin Foundation under the Higher Education Facilities Act of 1963. The Foundation anticipates that 40% of the classroom building cost can be provided by a Federal grant, and that Federal loans can be secured for up to an additional 35% of the classroom cost. In the meantime, Franklin Institute's own fund raising efforts have produced in excess of \$900,000, a figure which it anticipates doubling in the next two years.

In order to provide the maximum encouragement and assistance to Franklin Institute in proceeding with its fund raising and development schedule, it is recommended that the following Board Actions be taken at this time:

- (1) Authorization for a Disposition Agreement and Deed, subject to approval of a land price by the Authority and the Federal Government.
- (2) Approval of the plans submitted herewith.